

ORDINANCE NO. 020926-26

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 416 ACRES OF LAND GENERALLY KNOWN AS THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA ("OLD WEST AUSTIN") AND TO CHANGE THE BASE ZONING DISTRICTS ON 61 TRACTS OF LAND IN OLD WEST AUSTIN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 61 tracts of land within the property described in Zoning Case No. C14-02-0112, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 416 acres of land, in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A", (the "Property"),

generally known as the Old West Austin Neighborhood Plan (NP) combining district, locally known as the property bounded by Enfield Road and 15th Street on the north, Lamar Boulevard on the east, MoPac Expressway on the west and Town Lake on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 61 tracts of land are changed from general office (GO) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-historic (CS-H) district, commercial-liquor sales (CS-1) district, limited industrial services (LI) district, to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-historic-mixed use-conditional-overlay (CS-H-MU-CO-NP) district, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining

district, limited industrial services-neighborhood plan (LI-CO-NP) combining district, as more particularly described and identified in the chart below.

Tract	Address	Zoning	
		From	To
1	1300 WEST LYNN ST	CS	CS-MU-CO-NP
2	1601 WATERSTON AV, 1200 WEST LYNN ST	CS	CS-MU-CO-NP
3	1110 WEST LYNN ST	CS	CS-MU-CO-NP
4	1010, 1018 WEST LYNN ST	CS	CS-MU-CO-NP
5	1000 WEST LYNN ST	CS	CS-MU-CO-NP
6	1601 10 ST W	CS	CS-MU-CO-NP
7	1201, 1213 WEST LYNN ST, 1516 12 ST W	CS	CS-MU-CO-NP
8	1113, 1115 WEST LYNN ST	CS	CS-MU-CO-NP
8	1102, 1104, 1106 EASON, 1001, 1005, 1009, 1011, 1013, 1101 WEST LYNN	CS, SF-3	CS-MU-CO-NP, SF-3-NP
9	1220 PARKWAY	CS	CS-MU-CO-NP
10	1204 LAMAR BV N, 1004 12 ST W	CS	CS-MU-CO-NP
10	1205 BAYLOR ST	CS & GO	CS-MU-CO-NP, GO-NP
11	1006 12 ST W	CS	CS-MU-CO-NP
12	1200 LAMAR BV N	CS	CS-MU-CO-NP
13	1101, 1107 BAYLOR ST; 1108, 1110, 1120 LAMAR BV N., 1004, 1010 11 ST W	CS	CS-MU-CO-NP
	1104 LAMAR BV N	CS & CS-1	CS-MU-CO-NP & CS-1-MU-CO-NP
14	1014 LAMAR BV N, 1007, 1009 BAYLOR ST, 1011 11 ST W	CS	CS-MU-CO-NP
15	1010 LAMAR BV N., 1006, 1008, 1010 10 ST W	CS	CS-MU-CO-NP
16	1000 LAMAR BV N	CS	CS-MU-CO-NP
17	914 LAMAR BV N	CS & CS-1	CS-MU-CO-NP & CS-1-MU-CO-NP
18	900, 904 LAMAR BV N, 1008 9 ST W	CS	CS-MU-CO-NP
19	724 LAMAR BV N	CS	CS-MU-CO-NP
20	704, 706, 708 LAMAR BV N	CS	CS-MU-CO-NP
21	700 LAMAR BV N	CS	CS-MU-CO-NP
22	626, 632 LAMAR BV N	CS	CS-MU-CO-NP
	624 LAMAR BV N	CS & CS-1	CS-MU-CO-NP & CS-1-MU-CO-NP
23	1312 6 ST W	CS	CS-MU-CO-NP
24	1214 6 ST W	CS	CS-MU-CO-NP
25	1200, 1206 6 ST W	CS	CS-MU-CO-NP
26	1128 6 ST W	CS & CS-1	CS & CS-1-MU-CO-NP
26	1100, 1102, 1106, 1110, 1112, 1116, 1118, 1122 6 ST W, 607 BLANCO ST, 604 BAYLOR ST	CS	CS-MU-CO-NP

27	603, 605 BAYLOR ST, 0 6 ST W (184 X 200 FT OF BLK D OLT 2 DIV Z & LOT 1, RESUB OF A PORTION OF BLK D RAYMOND SUBD)	CS	CS-MU-CO-NP
28	1219, 1221 6 ST W	CS	CS-MU-CO-NP
29	1201, 1203, 1205, 1207 6 ST W; 508, 510 WALSH ST	CS	CS-MU-CO-NP
30	1114, 1120 5 ST W; 503, 505, 507 WALSH ST; 1111, 1133, 1137 6 ST W; 1136 SAYERS ST; 502, 508 BAYLOR ST; 0 WALSH ST (S 58.5 FT OF W 71 FT OF LOT 2, & W 71 FT OF LOT 3 BLK 1 OLT 1 DIV Z DUVAL SUBD)	CS	CS-MU-CO-NP
30	506, 510 BAYLOR ST	CS-H	CS-H-MU-CO-NP
31	1127 6 ST W	CS	CS-MU-CO-NP
32	1006, 1026 5 ST W; 500, 506 LAMAR BV N; 1009 6 ST W; 0 6 ST W (N 104.3 FT OF LOT 13, & N 104.3 FT OF E 26' LOT 14 BLK 2 OLT 11 DIV Z RAYMONDS PLATEAU)	CS	CS-MU-CO-NP
33	507 CAMPBELL ST	CS	CS-MU-CO-NP
34	1614, 1624 5 ST W	CS	CS-MU-CO-NP
35	1614 5 ST W	CS	CS-MU-CO-NP
36	1604, 1612 5 ST W	CS	CS-MU-CO-NP
36	1600, 1602 5 ST W	CS-1	CS-1-MU-CO-NP
37	1514 5 ST W	CS	CS-MU-CO-NP
38	1501 6 ST W; 1502 5 ST W	CS & GO	CS-MU-CO-NP & GO-MU-CO-NP
38	1504 5 ST W	CS	CS-MU-CO-NP
39	500, 502 OAKLAND AV	CS	CS-MU-CO-NP
40	507 PRESSLER ST	CS	CS-MU-CO-NP
41	1316 5 ST W	CS	CS-MU-CO-NP
42	1314 5 ST W	CS	CS-MU-CO-NP
43	1304 5 ST W	CS	CS-MU-CO-NP
44	504, 506 WALSH ST; 1202, 1204, 1210, 1214 5 ST W; 0 WALSH ST (W 100 FT OF LOT 23 BLK 1 OLT 1 DIV Z DUVAL SUBD)	CS	CS-MU-CO-NP
45	1515 5 ST W	GR-CO	GR-MU-CO-NP
46	1005, 1007, 1011, 1025 5 ST W; 407 BAYLOR ST; 316 LAMAR BV N; 0 LAMAR BV N (N 52 FT OF S 104 FT OF LOT 5-8 BLK 3, LESS E19.12'AV OLT 11 DIV Z RAYMONDS PLATEAU)	CS	CS-MU-CO-NP
47	1409 3 ST W	CS-1	CS-1-MU-CO-NP
48	1611 5 ST W	LI	LI-CO-NP
49	402 PAUL ST	LI	LI-CO-NP
50	1407 5 ST W, 403 PAUL ST, 410 PRESSLER ST	LI	LI-CO-NP
51	401 PRESSLER ST	LI	LI-CO-NP
52	1301 5 ST W	LI	LI-CO-NP

53	401, 403 ORCHARD ST; 1205, 1211, 1213 S ST W; 1208 4 ST W	LI	LI-CO-NP
54	1204 4 ST W ; 1203 5 ST W	LI	LI-CO-NP
55	1115, 1123, 1117 B, 1123 5 ST W ; 1105, 1107, 1108 ROSE ST; 410 BAYLOR ST; 0 4 ST W (LOT 13-18 & NW TRI OF LOT 19 BLK 2 OLT 1 DUVAL SUBD); 0 BAYLOR ST (534 X 132.5 FT OF BLK 9 OLT 11 DIV Z RAYMONDS PLATEAU)	LI	LI-CO-NP
56	404 BAYLOR ST	LI	LI-CO-NP
57	300 LAMAR BV N	LI	LI-CO-NP
59	1501, 1503, 1505 3 ST W	LI	LI-CO-NP
60	1327, 1401 3 ST W	LI	LI-CO-NP
61	218 LAMAR BV N	LI	LI-CO-NP
62	0 3 ST W (100 X 55 FT AV OLT 1 DIVISION Z); 1213 3 ST W	LI	LI-CO-NP

PART 3. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1462 and 25-2-1463 of the Code

PART 5. Tracts 1-57 and 59-62, may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:

PART 6. The Property within the boundaries of the conditional overlay-combining district established by this ordinance is subject to the following conditions.

1. The height of a building or structure constructed on Tracts 1-8, 9, 11, 19, 20, 21, and 22 may not exceed 40 feet measured from ground level.

2. In addition to applicable compatibility standards, height is restricted on Tracts 10, 12, 13, 14, 15, 16, 17, and 18 to a mean sea level (msl) elevation as listed below:

Tract 10 - 518.6 msl

Tract 15 - 516.0 msl

Tract 12 - 518.5 msl

Tract 16 - 515.9 msl

Tract 13 - 516.4 msl

Tract 17 - 515.7msl

Tract 14 - 516.2 msl

Tract 18 - 512.5 msl

3. In addition to applicable compatibility standards, height is restricted on Tract 27 as described below and as shown on Exhibit "C".

Beginning at a point on the northern boundary of the property that is 40 feet west of the northeast corner of the property (A), and proceeding 80 feet to the southwest (to a point that is 40 feet from the Lamar boundary of the property) (B), and proceeding northwest to the Baylor St. boundary of the property (to a point that is 80 feet from the northwest corner of the property) (C), and proceeding northeast to the northwest corner of the property (D), and proceeding to a point on the northern boundary of the property that is 40 feet west of the northeast corner of the property (A): within the area bounded by these points, building height may not exceed 40 feet.

Beginning at a point on the Lamar boundary of the property that is 75 feet north of the southeast corner of the property (E), and proceeding northwest to a point that is 200 feet from the Lamar boundary of the property and 75 feet from the 6th Street boundary of the property (F), and proceeding southwest to the 6th Street boundary of the property (to a point that is 200 feet west of the southeast corner of the property)(G): to the north and west of the line formed by these points, building height may not exceed 50 feet. To the south and east of the boundary formed by these points, building height may not exceed 55 feet.

4. The following uses are conditional uses on Tracts 1-10, 13, 14, 15, 17, 18, 21-30, 32, 33, 34, 36, 38, 39, 40, 41, 43, and 44:

Automotive rentals

Automotive repair services

Automotive sales

Automotive washing (of any type)

Commercial blood plasma center

Construction sales and service

Convenience storage
Equipment sales
Laundry services
Residential treatment

Equipment repair services
Guidance services
Maintenance and service facilities
Service station

5. The following uses are conditional uses on Tracts 46 and 47:

Automotive rentals
Automotive sales
Commercial blood plasma center
Equipment repair service
Guidance services
Maintenance and service facilities
Service station

Automotive repair services
Automotive washing (of any type)
Convenience storage
Equipment sales
Limited warehousing and distribution
Residential treatment

6. On Tracts 45-57 and 59-62, a construction sales and service use that exceeds a site area of 10,000 square feet is a conditional use. A laundry services use that exceeds a site area of 6,000 square feet is a conditional use.

7. The following uses are prohibited uses on Tracts 1- 44:

Drop-off recycling collection facilities
Kennels
Limited warehousing and distribution

Exterminating services
Adult oriented businesses
Vehicle storage

8. The following uses are prohibited uses on Tracts 45-47:

Drop-off recycling collection facilities
Kennels
Vehicle storage

Exterminating services
Adult oriented businesses

9. The following uses are conditional uses on Tracts 53, 55, 57, and 59-62:

Automotive rentals
Automotive sales
Convenience storage
Equipment sales
Maintenance and service facilities

Automotive repair services
Automotive washing (of any type)
Equipment repair services
Limited warehousing and distribution

10. The following uses are prohibited uses on Tracts 48-57 and 59-62:

Basic industry
Exterminating services
Kennels
Resource extraction
Vehicle storage

Drop-off recycling collection facilities
General warehousing and distribution
Recycling center
Scrap and salvage

11. The following uses are conditional uses on Tracts 11, 31, and 42:

Automotive rentals
Automotive washing (of any type)
Construction sales and service
Equipment repair services
Guidance services
Maintenance and service facilities
Service station

Automotive sales
Commercial blood plasma center
Convenience storage
Equipment sales
Laundry services
Residential treatment

12. The following uses are conditional uses on Tract 12:

Automotive rentals
Automotive sales
Commercial blood plasma center
Convenience storage
Equipment sales
Laundry services
Residential treatment

Automotive repair services
Automotive washing (of any type)
Construction sales and services
Equipment repair services
Guidance services
Maintenance and service facilities

13. The following uses are conditional uses on Tract 16:

Automotive rentals
Automotive sales
Commercial blood plasma center
Convenience storage
Equipment sales
Laundry services
Service station

Automotive repair services
Automotive washing (of any type)
Construction sales and service
Equipment repair services
Guidance services
Residential treatment

14. The following uses are conditional uses on Tract 19:

Automotive rentals	Automotive washing (of any type)
Commercial blood plasma center	Construction sales and service
Convenience storage	Equipment repair services
Equipment sales	Guidance services
Laundry services	Maintenance and service facilities
Residential treatment	Service station

15. The following uses are conditional uses on Tract 20:

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Commercial blood plasma center
Construction sales and service	Convenience storage
Equipment repair services	Equipment sales
Guidance services	Laundry services
Maintenance and service facilities	Residential treatment
Service station	

16. The following uses are conditional uses on Tract 45:

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Commercial blood plasma center
Convenience storage	Equipment repair services
Equipment sales	Guidance services
Limited warehousing and distribution	Maintenance and service facilities
Residential treatment	Service station

17. The following uses are conditional uses on Tract 35:

Automotive repair services	Automotive sales
Automotive washing (of any type)	Commercial blood plasma center
Construction sales and service	Convenience storage
Equipment repair services	Equipment sales
Guidance services	Laundry services
Maintenance and service facilities	Residential treatment
Service station	

18. The following uses are conditional uses on Tract 37:

Automotive rentals	Automotive repair services
Automotive sales	Commercial blood plasma center
Construction sales and service	Convenience storage
Equipment repair services	Equipment sales
Guidance services	Laundry services
Maintenance and service facilities	Residential treatment
Service station	

19. The following uses are conditional uses on Tract 48:

Automotive rentals	Automotive sales
Automotive washing (of any type)	Convenience storage
Equipment repair services	Limited warehousing and distribution
Maintenance and service facilities	Service station

20. The following uses are conditional uses on Tract 49:

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Convenience storage
Equipment repair services	Equipment sales
Limited warehousing and distribution	Maintenance and service Facilities
Service station	

21. The following uses are conditional uses on Tract 50:

Automotive rentals	Automotive sales
Automotive washing (of any type)	Convenience storage
Equipment repair services	Equipment sales
Limited warehousing and distribution	Maintenance and service facilities
Service station	

22. The following uses are conditional uses on Tract 51:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Equipment repair services	Equipment sales
Limited warehousing and distribution	Maintenance and service facilities

Service station

23. The following uses are conditional uses on Tract 52:

Automotive rentals
Automotive sales
Convenience storage
Equipment sales
Service station

Automotive repair services
Automotive washing (of any type)
Equipment repair services
Limited warehousing and distribution

24. The following uses are conditional uses on Tract 54:

Automotive repair services
Automotive washing (of any type)
Equipment repair services
Limited warehousing and distribution
Service station

Automotive sales
Convenience storage
Equipment sales
Maintenance and service facilities

25. The following uses are conditional uses on Tract 56:

Automotive rentals
Automotive sales
Convenience storage
Equipment sales

Automotive repair services
Automotive washing (of any type)
Equipment repair services
Maintenance and service facilities

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 7. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 8. This ordinance takes effect on October 7, 2002.

PASSED AND APPROVED

September 26, 2002

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Gustavo L. Garcia

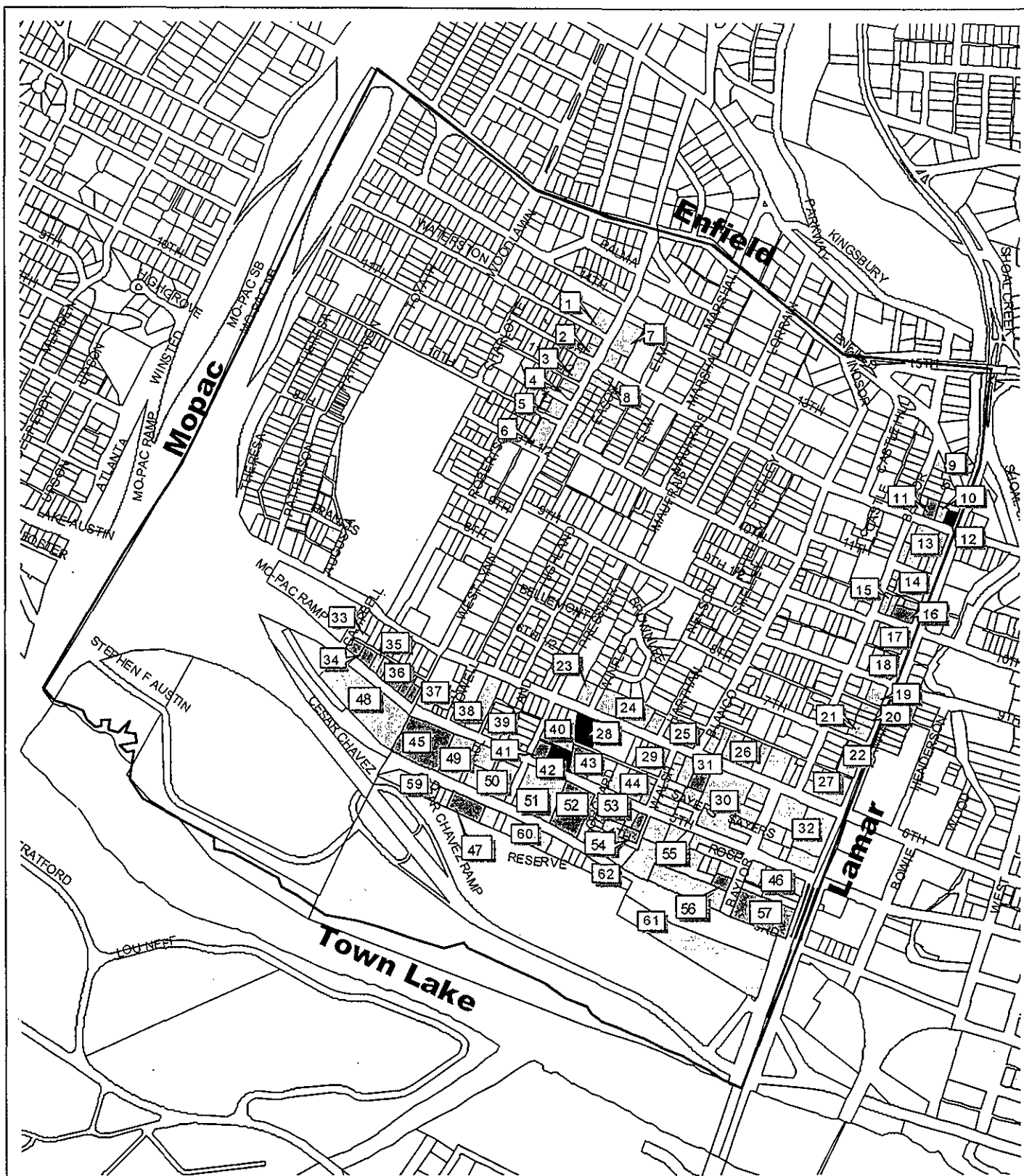
Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

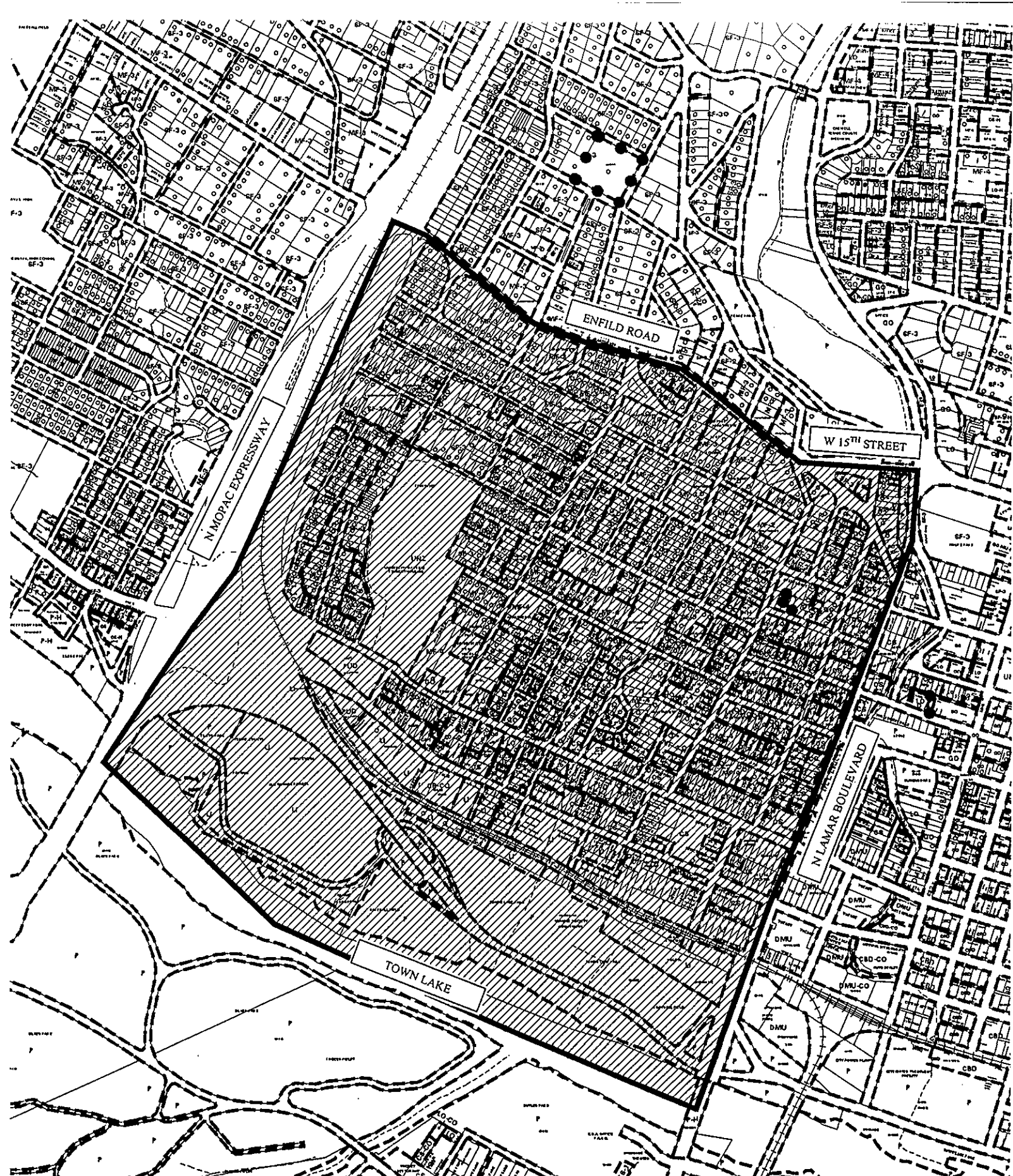


**Exhibit A: Old West Austin Neighborhood Planning Area
Rezoning Tracts
Case #C14-02-0112**



City of Austin
Neighborhood Planning and Zoning Dept.
7/25/02

- ☐ No base district zoning change proposed
- ☐ Zoning change proposed
- ☐ Zoning change proposed
- ☐ Zoning change proposed
- ☐ Planning Area Boundary







 1" = 1000'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER H22 H23
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-02-0112	DATE: 02-07	
	CASE MGR: T. BOLT		ADDRESS: OLD WEST AUSTIN NPCD	INTLS: SM	
	SUBJECT AREA (acres): 416				

Exhibit C: Height Restrictions **Tract 27**

Old West Austin Neighborhood Plan Rezoning

City of Austin
 NPZD
 7/30/02



6th & lamar height restriction graphic

- No more than 40 feet
- No more than 50 feet
- 50 - 55 feet

Up to 40 feet

40 - 50 feet

50 - 55 feet

50 ft. from north property line

40 ft. from lamar

